



April 15, 2026

Chair Matt de Ferranti
Arlington County Board
2100 Clarendon Blvd, Suite 300
Arlington, VA 22201

Dear Chair de Ferranti,

On behalf of the Arlington Chamber of Commerce, I ask that you please adopt the proposed redevelopment project for 3130 Langston Boulevard. This project represents a significant investment in the Langston Boulevard corridor and is consistent with the goals of the Langston Boulevard Area Plan.

The proposed redevelopment would deliver 300 new residential units along Langston Boulevard, helping to implement the vision for this corridor. The variety of unit sizes and layouts will help accommodate a range of households, contributing meaningfully to the County's housing supply at a time when it is critically needed. This growth in the corridor's housing supply would advance the housing goals of the Langston Boulevard Area Plan.

Beyond housing, the project offers a compelling package of community benefits. The inclusion of 7,200 square feet of ground-floor retail space will bring activity to this stretch of Langston Boulevard, supporting the vibrant, walkable environment the County has sought to cultivate through the Langston Boulevard Area Plan. The proposed open green space will provide a valuable community benefit that residents and neighbors can enjoy.

The project additionally includes substantial investment in multimodal transportation improvements, including a new eastbound protected bike lane along Langston Boulevard, pedestrian infrastructure, an enhanced bus stop with shelter, and consolidated driveway access. These improvements complement the residential and retail uses and will benefit both residents and visitors to the Langston Boulevard corridor.

We request that the County Board adopt this project, and we look forward to its ultimate approval and implementation. Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Kate Bates". The signature is written in a cursive, flowing style.

Kate Bates
President & CEO

CC: Vice-Chair Maureen Coffey; County Board Members Susan Cunningham, Takis Karantonis, and Julius D. "JD" Spain, Sr.; County Manager Mark Schwartz; CPHD Director Samia Byrd; Planning Director Anthony Fusarelli, Jr.